



# County of Los Angeles CHIEF EXECUTIVE OFFICE

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WILLIAM T FUJIOKA  
Chief Executive Officer

November 30, 2012

To: Supervisor Zev Yaroslavsky, Chairman  
Supervisor Gloria Molina  
Supervisor Mark Ridley-Thomas  
Supervisor Don Knabe  
Supervisor Michael D. Antonovich

From: William T Fujioka  
Chief Executive Officer

Board of Supervisors  
GLORIA MOLINA  
First District

MARK RIDLEY-THOMAS  
Second District

ZEV YAROSLAVSKY  
Third District

DON KNABE  
Fourth District

MICHAEL D. ANTONOVICH  
Fifth District

## FINAL REPORT ON THE ATHENS WAY HORSE STABLES (ITEM NO. 38-B, AGENDA OF JULY 10, 2012 MOTION)

On July 10, 2012, on motion by Supervisor Mark-Ridley Thomas, the Board directed the Chief Executive Officer (CEO) to convene the Athens Way Horse Stables Task Force (Task Force). The Task Force, which consists of the Departments of Animal Care and Control (ACC), Public Health (DPH), Public Works (DPW), Regional Planning (DRP), Treasurer and Tax Collector (TTC), District Attorney (DA), County Counsel (CC), Fire (FD), and Sheriff (LASD), was instructed to: (1) place on a future agenda for the Board of Supervisor's consideration of a Corrective Action Plan for the Athens Horse Stables property, which includes specific strategies to remedy the land use, environmental health, and safety issues that pertain to the site; and (2) report back to the Board of Supervisors within 90 days with policy recommendations to prevent similar unresolved and compounded multi-agency code violations on properties within the unincorporated areas in the future.

This serves as the final report to the Board: (1) summarizing policy recommendations to prevent similar unresolved and compounded multi-agency code violations on properties within the unincorporated areas; (2) outlining existing County Code sections that regulate commercial horse stables and equestrian facilities; (3) identifying potential code changes specific to commercial horse stables and equestrian facilities by County Code section and County department; and (4) proposing new policy recommendations and development standards for commercial horse stables and equestrian facilities to address the corrective actions necessary to remedy the issues raised at the Athens Horse Stables property. It should be noted that this report serves only to supplement the existing policies and development standards that regulate commercial horse stables and equestrian facilities, and does not supersede the existing code language provided in the participating departments' ordinances.

## **BACKGROUND**

On July 17, 2012, the Board adopted an interim ordinance to temporarily prevent the establishment of equestrian facilities on any zone within the West Rancho Dominguez-Victoria Community Standards District (CSD) until appropriate standards for these facilities can be fully analyzed and recommended to the Board for possible adoption. In response to the Board's motion, and under the direction of the Task Force, subcommittees have been created to identify substantive enhancements to the code enforcement process and to identify new policy recommendations on the approval and operation of commercial horse stables.

On October 12, 2012, the CEO provided the Board a status report on the Task Force's efforts (Attachment I). Specifically, the report outlined the subcommittees' roles and responsibilities necessary for the working groups to respond to the issues raised at the Athens site. The report presented recommendations on how to address properties within unincorporated areas with multi-agency code violations through the multi-department Nuisance Abatement Team (NAT). The report also summarized the findings of the Task Force's assessment of the participating department's case prioritization and code enforcement processes, and presented potential changes to enhance and streamline this process for the Board's consideration.

Additionally, the October 12, 2012 Board report identified the next steps to be completed by the Task Force, including an update by the NAT Subcommittee and a status update by the Information Technology (IT) Subcommittee to finalize plans with each of the participating departments for the development of DPW's Building Permit Viewer system to be the interim platform for collecting, reporting, and communicating NAT code enforcement case data. Additionally, the Standards Subcommittee was tasked with reporting on new policy recommendations and development standards for commercial horse stables and equestrian facilities to address the corrective actions for the Athens Horse Stable property.

In accordance with the Board's motion, this report serves as the corrective action plan to remedy the issues raised at the Athens Horse Stables property, and provides a final status on the Task Force's efforts and proposed recommendations for the Board's consideration.

## **ATHENS WAY HORSE STABLES TASK FORCE - SUBCOMMITTEES**

Under the direction of the Task Force, the subcommittees and department representatives has continuously worked together over the past several months to discuss and identify new policy recommendations on the approval and operation of commercial horse stables, and to strengthen current policies and procedures to address properties within the unincorporated areas with multi-agency code violations. The subcommittees' are strongly commended for their extensive review and team effort in addressing the issues raised at the Athens site. Below is an update on the subcommittees work accomplished and the working groups' next steps:

#### Nuisance Abatement Team (NAT) Subcommittee

The NAT Subcommittee, led by DPW, was tasked with streamlining and assessing the NAT code enforcement processes and case prioritization, and identifying protocol enhancements to prevent similar unresolved and compounded multi-agency code violations on properties within the unincorporated areas. Streamlining efforts included a review of code and ordinance amendments; enhancing interagency communication; and improving data management. In addition to establishing a method to prioritize Countywide NAT cases in order to channel resources more effectively and the development of a document that outlines the NAT Protocols of the County's code enforcement activities.

As part of the NAT Subcommittee's continued efforts to prevent similar issues raised at the Athens site, and to strengthen and enhance the County's code enforcement process, it was agreed for the following ongoing efforts to continue:

- The NAT Subcommittee departments, which consists of DPW, DRP, DA, DPH, and LASD, and other County and State agencies [on an as needed basis], will continue to meet routinely to ensure that there is interdepartmental coordination on NAT issues;
- All participating NAT departments will continue their structured training exercises, with use of any new data sharing and reporting mechanisms included as part of that training; and
- The DA Investigators will take the lead in coordinating follow-up on the high priority cases that merit DA or County Counsel intervention.

Finally, the NAT Subcommittee is currently working on a consolidated schedule to address the above timeframes for each effort and will be shared with the participating departments' leads.

#### Information Technology (IT) Subcommittee

As noted in our October 12, 2012 report, members of the Task Force expressed the need to have an interagency data management system to support and enhance each of the participating departments' code enforcement process; and to establish a consolidated reporting process on these efforts to the Board and CEO regarding the NAT investigations. The Task Force IT Subcommittee, led by DPW, has conducted a series of meetings with each of the participating departments IT staff.

In order to function as a temporary information distribution system, modifications to DPW Building and Safety's Building Permit Viewer are being implemented to accommodate input from individual departments. The participating departments are collaborating to configure their specific datasets for incorporation into the system. The database will allow the

departments to share information and determine high priority cases. Additionally, the system will provide the ability to produce routine or catered reports on NAT and other code enforcement investigations, and can be queried in multiple ways for use by participating departments, the CEO, and the Board offices.

The use of Building Permit Viewer will be a searchable database of code enforcement cases ranked by priority and accessible to compile input from participating departments, along with the DA Investigators'. This additional oversight of priority cases on behalf of NAT, will allow effective management of code enforcement cases. We anticipate piloting the Building Permit Viewer system for review by the departments and the Board offices in early 2013.

It should be noted that while the Building Permit Viewer is an interim solution, the departments have noted further discussion is necessary in order to implement a sustainable long term IT solution for a multi-department interagency data management system, and that this assessment should take place once more information is available on the implementation of DPW's Building Permit Viewer system.

With respect to ongoing efforts, the involved departments will continue to collaborate to create a long-term tracking system and identify individual staffing and technology needs for future consideration to the Board.

#### Standards Subcommittee

The Standards Subcommittee was tasked with formulating policy recommendations for potential changes to codes, development standards, and procedures related to the County approval of commercial horse stables and equestrian facilities within the West Rancho Dominguez-Victoria CSD. With DRP serving as the lead, the subcommittee consisted of representatives from the ACC, DPH, DPW, FD, and TTC.

The Standards Subcommittee conducted an extensive review of the existing County Code regulations that pertain to commercial horse stables and equestrian facilities. In addition, DRP and ACC staff conducted a review of best practices and standards related to horse keeping and horse stable operations from County, State, and national organizations. As part of this review, staff visited and spoke to a number of horse stable facilities in the urbanized parts of Los Angeles County, and researched the development standards for these facilities within each of their respective jurisdictions. Based on this review, each participating department assessed their existing regulations and determined what new policy recommendations related to commercial horse stables to propose to the Board, as provided in this report.

## **SUMMARY OF NEW PROPOSED HORSE STABLE STANDARDS**

As directed in the Board's July 10, 2012 motion, and in consultation with the Task Force, the Standards Subcommittee prepared the *West Rancho Dominguez-Victoria CSD: Horse Stable Development Standards and New Policy Recommendations* (Attachment II), which presents a detailed summary of the Standards Subcommittee's work on this matter. Eleven issues related to the care of horses and the operation of commercial horse stables were identified by the subcommittee, and categorized by the following: Horse Shelter Standards; Horse Stable Development Standards; General Horse Care Standards; Horse Stable Recreation Standards; Horse Stable License; Animal Keeping License; Manure Management; Vector Control (Fly and Pest Management); Water and Waste Runoff; Electrical and Sprinkler Standards; Emergency Evacuation Plan; and Miscellaneous. For each issue, existing County regulations were identified and summarized by the responsible department and code section. Additionally, this document identifies new policy recommendations to address Part I of the Board's motion.

It should be noted that equestrian facilities in industrial zones are currently approved through a ministerial site plan review. Industrial zones have relatively few development standards, and additional development conditions cannot be placed on ministerial projects as through the public hearing process on discretionary permits. While the County does have regulations for the individual keeping of horses as pets on residential and agricultural properties, these standards do not apply to equestrian uses or commercial horse-stabling operations in industrial zones.

As mentioned, the Task Force has identified several new development standards and code changes within ACC, DPH, and DRP to address the issues pertaining to the Athens site. The suggested code changes would supplement the existing policies and development standards for the approval and operation of commercial horse stables in the West Rancho Dominguez-Victoria CSD, for the Board's consideration, and as summarized below:

### **1. Horse Shelter Standards**

The following standards would be incorporated into Title 10 (Animals) and Title 22 (Planning and Zoning), and would be required to be shown on a site plan for DRP approval:

- Stall Size: Minimum size of each horse stall shall be 12' x 12'.
- Walking Path: Each stall shall be accessible to an access area, at least 12' wide and 12' tall (if applicable).
- Stall Coverage: Each stall should be a minimum of 12' high. The minimum size for single horse shelters should be at least equal to that of a box stall (12x12).

- Building Materials: All horse shelters shall be constructed in a workmanlike manner and shall consist of fire-resistant materials typically utilized in the construction of animal containment facilities.

## 2. Horse Stable Development Standards

The following standards would be incorporated into Titles 10, 11 (Health and Safety) and/or 22 and would be required to be shown on a site plan for DRP approval:

- Feed Storage Area: Feed storage area required, with a clear path to and from feed area maintained; size will be based on the number of horses and the weekly amount of hay needed for feeding.
- Manure Management Area: Manure management area required. Manure bins must be stored away from horses and feed storage area; waste management plan required, receptacle capacity and storage space requirements based on number of horses and average waste generated.
- Tack Storage Area: Tack storage area required based on number of horses.
- Water: Water storage area required, or proof that water is delivered to each individual stall. Required on site plan (if applicable).
- Parking: Three (3) pull through parking spaces (9' x 44') and three (3) regular parking spaces for each 12 horses.

## 3. Horse Stable Recreation Standards

The following standards would be incorporated into Titles 10 and 22 and would be required to be shown on a site plan for DRP approval:

- Minimum of one (1) 60' x 100' riding arena for each 50 horses.
- Minimum of one (1) 50' diameter riding ring for each 25 horses.

## 4. General Horse Care Standards

The following standards would be incorporated into Title 10:

- Water: Horses must have access to a clean source of water at all times.

- Feeding: Horses confined without available pasture to graze must be fed at least twice daily at a minimum. Horses on pasture may need to be supplemented with other feeds at least once daily if the pasture grass is insufficient to maintain body weight and health.
- Food Storage: Grains and supplements should be stored in barrels/containers with lids. Hay should be stored off the ground and covered when raining to prevent mold. Good quality hay, whether green (alfalfa) or grass hay, should be clean, sweet smelling, and dust and mold free. It should be noted, the requirement for food storage may require amending Title 11 to specifically identify animal feed verses the term grains and food storage.
- Veterinary and Health Care: Horses exhibiting signs of pain, suffering, or failure to thrive from any medical condition or injury must receive veterinary care within an appropriate time period, e.g., euthanasia, vaccinations, and dental care.
- Hoof Care: Proper hoof care should occur on a regular basis to maintain functional condition. Hoof trimming should occur every 6 to 8 weeks or more often as required.
- Grooming: Horses should be groomed periodically to remove hair shedding from the coat and thus avoid hair matting, which can be painful.

5. Horse Stable License

Based on the Standards Subcommittee review there are no proposed code changes for this category.

6. Animal Keeping License

Existing code language for the animal keeping license is under review and is being proposed for significant edits for a future date. Further, DPH will advise as proposed changes evolve and the impact of these changes to commercial horse stable businesses.

7. Manure Management

As previously noted under item No. 2, Horse Stable Development Standards, a waste management plan would be required. Additionally, receptacle capacity and storage space requirements will be based on the number of horses and their average waste generated.

8. Vector Control (Fly and Pest Management)

Based on the Standards Subcommittee review there are no proposed code changes in Title 11 for this category. Additionally, poor manure management and food storage management practices, and poor horse care are the cause of fly and pest issues, and these are addressed in items No. 2 and 4.

9. Water and Waste Runoff

Based on the Standards Subcommittee review there are no proposed code changes for this category.

10. Electrical and Sprinkler Standards

The following standard would be incorporated into Title 10:

- An animal facility housing animals must be equipped with working smoke alarms and have means of fire suppression, such as a sprinkler system in each room where animals are kept, or functioning fire extinguishers.

11. Emergency Evacuation Plan

An emergency evacuation plan would be required for horse stables and would be incorporated in Title 10.

12. Miscellaneous

Any proposed stable development and construction would be reviewed on a case by case basis for determining specific building code requirements.

## CONCLUSION

It is suggested that if the Board determines to direct staff to move forward with the proposed policy enhancements and recommendations, and changing the County's ordinances related to this matter, you would need to take the following steps:

- Approve the policy recommendations as provided by the Task Force and summarized in the CEO's October 12, 2012 report, in addition to the recommendations presented in this report, for the participating departments to continue the work necessary to address properties within unincorporated areas with multi-agency code violations through the multi-department NAT.



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- Support the participating departments to continue collaborating on the formation of an interagency data management system in effort for a consolidated reporting process to the Board and CEO regarding the NAT investigations.
- Direct County Counsel, in consultation with each respective department, to draft the proposed ordinances for the Board's consideration that amends applicable Los Angeles County Codes: Title 10, for the Department of Animal Care and Control; Title 11, for the Department of Public Health; and Title 22, for the Department of Regional Planning, subject to any amendments made by the Board, and as informed by the Planning Commission for DRP ordinance changes.

Should you have any questions on this matter, your staff may contact Arena Turner at (213) 974-1319, or [aturner@ceo.lacounty.gov](mailto:aturner@ceo.lacounty.gov).

WTF:RLR  
AMT:os

Attachments (2)

c: Executive Office, Board of Supervisors  
Animal Care and Control  
Consumer Affairs  
County Counsel  
District Attorney  
Fire  
Public Health  
Public Works  
Regional Planning  
Sheriff  
Treasurer and Tax Collector

# **ATTACHMENT I**



**County of Los Angeles  
CHIEF EXECUTIVE OFFICE**

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**WILLIAM T FUJIOKA**  
Chief Executive Officer

October 12, 2012

To: Supervisor Zev Yaroslavsky, Chairman  
Supervisor Gloria Molina  
Supervisor Mark Ridley-Thomas  
Supervisor Don Knabe  
Supervisor Michael D. Antonovich

From: William T Fujioka  
Chief Executive Officer

A handwritten signature in black ink, appearing to read "W. T. Fujioka".

Board of Supervisors  
GLORIA MOLINA  
First District  
MARK RIDLEY-THOMAS  
Second District  
ZEV YAROSLAVSKY  
Third District  
DON KNABE  
Fourth District  
MICHAEL D. ANTONOVICH  
Fifth District

**STATUS REPORT ON THE ATHENS WAY HORSE STABLES  
(ITEM NO. 38-B, AGENDA OF JULY 10, 2012)**

On July 10, 2012, on motion by Supervisor Mark-Ridley Thomas, the Board directed the Chief Executive Officer (CEO), to convene with the Athens Way Horse Stables Task Force (Task Force). In order to enhance multi-department code enforcement activities, the Task Force, which consists of the Departments of Animal Care and Control (ACC), Public Health (DPH), Public Works (DPW), Regional Planning (DRP), Treasurer and Tax Collector (TTC), District Attorney (DA), County Counsel (CC), Fire (FD), and Sheriff (LASD), was instructed to: (1) place on a future agenda for the Board of Supervisor's consideration of a Corrective Action Plan for the Athens Horse Stables property, which includes specific strategies to remedy the land use, environmental health, and safety issues that pertain to the site; and (2) report back to the Board of Supervisors within 90 days with policy recommendations to prevent similar unresolved and compounded multi-agency code violations on properties within the unincorporated areas in the future.

This report provides the Board with a status report on the Task Force's efforts.

**BACKGROUND**

On June 18, 2012, a fire occurred at a horse stable in the unincorporated community of West Rancho Dominguez-Victoria, where two horses, a pony, and a goat perished. This particular facility had been the subject of several County agency code violations, including DPW building code citations, DRP zoning code citations, and ACC animal cruelty cases. On June 29, 2012, ACC, DPH, DPW, DRP, DA, CC, FD, and LASD inspected the property. All the structures on the property were issued citations by DPW due to their unsafe conditions and ACC ordered the remaining horses to be removed by July 15, 2012.

*"To Enrich Lives Through Effective And Caring Service"*

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**Intra-County Correspondence Sent Electronically Only**

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On July, 17, 2012, the Board adopted an interim ordinance to temporarily prevent the establishment of equestrian facilities on any zone within the West Rancho Dominguez-Victoria Community Standards District until appropriate standards for these facilities can be fully analyzed and recommended to the Board for possible adoption.

In response to the Board's motion, this Office convened the multi-departmental Athens Horse Stables Task Force to review and evaluate each department's policies and procedures related to horse stables and equine facilities; to develop policy recommendations on horse stables to prevent similar unresolved and compounded multi-agency code violations on properties within the unincorporated area; and to develop a corrective action plan for the Athens site, including potential ordinance changes for the Board's consideration.

#### **ATHENS HORSE STABLES TASK FORCE – SUBCOMMITTEES**

Under the direction of the Task Force, subcommittees have been created to identify new policy recommendations on the approval and operation of horse stables, and to identify substantive enhancements to the code enforcement process. The subcommittees' roles and work accomplished to date is summarized below:

##### **Standards Subcommittee**

The Standards Subcommittee is tasked with formulating policy recommendations for potential changes to codes, standards, and procedures related to the County approval of horse stables and equestrian facilities. With DRP serving as the lead, the subcommittee contains members from the ACC, DPH, DPW, FD, and TTC.

The Standards Subcommittee has been in the process of conducting an extensive review of the existing County Code sections that pertain to horse boarding and equestrian facilities. Based on this review, each participating Department has been assessing their existing regulations and determining whether changes to their respective codes need to be proposed to the Board. In addition, DRP staff, in conjunction with ACC and DPH are surveying local stables and their jurisdictional regulations, and are reviewing best management practices for the maintenance and care of horses and horse facilities.

In concert with this review, the Standards Subcommittee will prepare a report entitled "Horse Stables and Equine Facilities: Existing Standards and Proposed New Policy Recommendations" to include: (1) an outline of the existing County Code sections that regulate horse stables and equestrian facilities; and (2) identify potential code changes specific to commercial horse stable operations for the participating County departments. Additionally, this report will include each Department's proposed changes to their respective

codes based on the analysis and research completed by staff. Lastly, this report will be used to assist the Task Force with the development of a Corrective Action Plan for the Athens Horse Stables property. We anticipate finalizing this review for completion of a comprehensive report targeted by November 30, 2012.

#### **Nuisance Abatement Team Subcommittee**

The Nuisance Abatement Team (NAT) Subcommittee is tasked to focus on enhancing and streamlining the NAT code enforcement processes. Streamlining efforts include potential code or ordinance amendments; updating the citation process; review of fees and fines; enhancing interagency communication; and improving data management. In addition, emphasis is being placed on establishing a method to prioritize Countywide NAT cases in order to channel resources effectively. Also, the NAT Protocol has been reviewed and expanded to encompass and coordinate all of the County's code enforcement activities.

The County departments that primarily participate in the NAT are DPW, DRP, DA, DPH, and LASD. However, there are other County and State agencies that are involved with the NAT as required for specific cases.

With DPW, acting as the lead NAT agency, the department provides two building inspectors for each team to serve as the NAT Coordinator and a Property Rehabilitation inspector. DRP, DPH, and other code enforcement agencies as needed (ACC, FD, TTC, etc.) provide at least one investigator. The District Attorney Investigators (DAIs) are the lead law enforcement agency with LASD providing as needed assistance. The District Attorney's office typically provides a minimum of two DAIs. LASD takes the lead on all law enforcement action outside of the NAT code enforcement process.

#### **Review and Assessment of Code Enforcement Process/Case Prioritization**

One of the first steps undertaken by the NAT Subcommittee was to research and assess information on the code enforcement processes handled within each of the participating departments and to develop a criteria to determine "High Priority" NAT cases for each agency and, in turn, the multi-department NAT. The criteria considered are specific to: (1) immediate and direct threat to health, fire, and life safety; (2) direct impact to others [e.g., public, tenants, neighbors, animals, property]; (3) significant environmental impacts; (4) unpermitted condition, land use, or unlicensed activity; and (5) willful or persisting code violations.

The subcommittee's review recognized that each department is uniquely structured and cases are prioritized based on codes and ordinances enforced exclusively by each agency. Therefore, it is proposed that a system be developed to gather the information from each code enforcement agency to identify "High Priority" NAT cases. To allow for this to be implemented immediately in a location accessible by all departments, DPW is offering their Building Permit Viewer system to be the interim platform for collecting, reporting, and

communicating NAT code enforcement case data. Also, the DAs have proposed that they be the facilitator of "High Priority" NAT cases. In this facilitator role, DAs will expedite cases working with individual department code enforcement staff to submit cases to the DA and/or CC office(s) for criminal or civil action in an expeditious manner. It should be noted that ACC must file all criminal cases with designated animal cruelty Deputy District Attorneys (DDAs) in each courthouse. These cases are separate and apart from any other NAT case and are not handled by code enforcement DDAs.

The participating departments have developed a case priority system to target "High Priority" NAT cases. The subcommittee proposes a "Red, Orange, and Yellow," prioritization classification system with "Red" being the highest priority and "Yellow" being the lowest. A "Red" classification would signify immediate health, fire, and life safety hazard(s)/direct threats to the occupant, general public, environment, public right-of-way, adjacent properties or structures, animals, and/or willful persistent violation(s). An "Orange" classification would signify a potential health, fire, and life safety hazard/threat to the general public, environment, public right-of-way, adjacent properties or structures, animals, and a repeat offender. A "Yellow" classification would signify a minimal impact to the occupants, general public, environment, public right-of-way, adjacent properties or structures, and animals. The implementation of this prioritization classification system will be developed and initiated through the efforts of the IT subcommittee.

It should be noted that, in all cases, prior to escalating enforcement to legal action every effort is always made to achieve voluntary compliance. In fact, many routine cases are resolved in this manner. However, this is not always possible in some animal care and control cases. One example would be where ACC encounters sick and/or dying animals.

As noted in the summary of the departments' timelines for code enforcement activities (Attachment I), while timelines vary across County departments, an emergency situation can be accommodated when necessary by immediately initiating the "Red Tag" protocol for hazardous properties and issuing vacate orders.

#### Protocol Enhancements

The NAT Protocols (Attachment II), summarizes in detail the roles and responsibilities of each participating department. The NAT Subcommittee has identified enhancements of these protocols to establish guidelines across participating departments for improved cooperation within the NAT process. Examples of protocol enhancements are: (1) agencies to update NAT's centralized contact information and commitments; (2) each department to ensure their participation in NAT through quarterly case management meetings with code enforcement agencies, DA, and CC to review and evaluate routine code enforcement cases; (3) special attention to "High Priority" NAT cases

lead by the DAIs; (4) development of annual code enforcement training; and (5) establishment of a consolidated reporting process to the Board and CEO regarding NAT investigations. It should be noted that discussions related to this recommendation is underway by the Task Force, and will be included as part of the proposed "Permit Viewer" recommendations for the Board's consideration.

With literally thousands of potential cases and a limited number of inspectors, it is anticipated that these protocol enhancements will improve efficiency in resolving cases.

#### **Information Technology (IT) Subcommittee**

In considering potential changes necessary to improve and enhance the procedures for an effective County code enforcement process, members of the Task Force also expressed the need to have an interagency data management system. This system will support each participating departments' code enforcement process. As a result, the Task Force created the IT Subcommittee to focus on the departments' IT needs for this process.

It is strongly agreed that through this effort an enterprise system would have many benefits for data gathering, sharing, and information distribution resulting in the expedited review and processing of cases and the ability to virtually communicate through an interagency data management system. Currently, some departments use the Electronic Development and Permit Tracking System (eDAPTS) program and/or their own home grown system to track and process their cases. As previously mentioned, to provide a consolidated platform for all NAT departments, DPW has proposed use of their Building Permit Viewer to fill this role on an interim basis.

The Task Force determined further study is necessary by the IT Subcommittee and each of the participating department's IT groups to discuss the best possible system, or if the proposed interim system is feasible. Additionally, recommendations for an enhanced interagency system will be submitted for the Board's consideration under a separate report targeted by November 30, 2012.

#### **TIMELINES AND CODE UPDATES**

Code amendments being considered by individual departments will be pursued through the departments' respective code updates and provided separately for the Board's consideration.

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#### NEXT STEPS

- As mentioned above, the Standards Subcommittee is in the process of completing the Report on Horse Stables and Equine Facilities: Existing Standards and Proposed New Policy Recommendations to outline potential policy and ordinance changes that pertains to horse boarding and equestrian facility standards within each of the participating departments, and additionally, a Corrective Action Plan for the Athens site and expects to have it finalized by November 30, 2012, at which time a final report will be provided for the Board's consideration.
- The IT Subcommittee will complete development of "Permit Viewer" as a temporary information distribution system and identify the necessary system enhancements for implementation within each of the participating departments and potential policy and ordinance changes to facilitate code enforcement, with recommendations for the Board's consideration by November 30, 2012.

Should you have any questions on this matter, your staff may contact Arena Turner at (213) 974-1319, or [aturner@ceo.lacounty.gov](mailto:aturner@ceo.lacounty.gov).

WTF:RLR  
AMT:os

#### Attachments (2)

- c: Executive Office, Board of Supervisors  
Animal Care and Control  
Consumer Affairs  
County Counsel  
District Attorney  
Fire  
Public Health  
Public Works  
Regional Planning  
Sheriff  
Treasurer and Tax Collector



CODE ENFORCEMENT TIME LINES BY DEPARTMENT \*\*\*

Department	Description	Task Step 1 - Site Inspection	Task Step 2	Task Step 3	Task Step 4	Task Step 5	Task Step 6	Task Step 7
Bldg & Safety Div. (DPW-BSDC) Public Works	Code Enforcement	1 to 5 days	45 day Notice/Notice of Violation (NOV) recorded	Notice of Cost (NOC) \$1234.80 CE fee	DA/CC Referral Building Rehabilitation Appeals Board Hearing 30 days			
	Bldg & Safety Div. (DPW-BSDR) Property Rehabilitation	1 to 5 days	Informal Notice 14 days	Dec. of Substandard (rec) I&P fee \$682.20		County takes action		
	Animal Care and Control (ACC):	Site Inspection 1 to 7 days	Citations issued	8 weeks	Fix it ticket show proof of correction to court clerk			
• Animals may be impounded	Misdemeanor	Site Inspection Immediate	24 hrs to 1 week	30 days	Order may be issued to correct the violation or file with DA			
	Felony	Site Inspection Immediate		30 days	File with DA			
Regional Planning (RP)	Complaint Received	Site Inspection 1 to 5 days	Notice of Violation 30 days or less*	Final Notice 15 days** \$891.00 Non-compl. fee	2nd Not. of NonComp 15 days Add. Admin fee	DA/CC Referral		
	Complaint Received	Site Inspection	Notice of Violation (Form 410)	Second Inspection \$100.00 bail/fine re-inspection 7 days	Third Inspection \$200.00 fine bail/fine re-inspection 7 days	Fourth Inspection \$500.00 fine bail/fine re-inspection 7 days	Fifth Inspection \$500.00 fine bail/fine re-inspection 7 days	Final Inspection Misdemeanor citation for "Failure to Comply with an Order or Notice" LACFC
	Infraction	Immediate	14 to 21 days	Final Notice reinspection 7 days	Initiate legal action with DA			
Fire Department (Fire)	Misdemeanor	Immediate	14 to 21 days					
	Complaint Received	Site Inspection	Action from site inspection Official Housing or Food Inspection Report.	1st reinspection	2nd reinspection	Office Hearing	CA/DA referral (Hearing or complete filing)	
	Complaint Received	1 to 3 days	Routine violation: 14-30 days Emergency violation: 24hrs	Routine violation: 14 days Emergency violation: Office Hearing.	Routine violation: 14 days or Office Hearing.	Routine violation: 30 - 45 days; Emergency violation: 7 - 21 days		
Public Health - Environmental Health Division (DPH-EH):	Letter to owner and complainant notifying of charge if 2nd complaint received and verified; 21 days before inspection.	Routine: 21-30 days from letter notification; Emergency 1-3 days	Notice of Violation; Routine violation: 14-30 days Emergency violation: 24hrs.	Routine violation: 14 days Emergency violation: Office Hearing.	Routine violation: 14 days or Office Hearing.	Routine violation: 30 - 45 days; Emergency violation: 7 - 21 days		
	Complaint Received	Site Inspection 1 to 5 days NOV issued	30 day followup	Final Notice	Refer to DA or issue Citation with (LASD)			
	Complaint Received	Site Inspection CE staff/Nuisance Abatement Team (NAT)	Criminal Citation issued Court Appearance 2-4 weeks	Assist CE staff in preparation of case for filing				
Treasurer and Tax Collector (TTC)	Complaint Received	Site Inspection 1 to 5 days NOV issued	DA Conference Set approx. 3 weeks	Request for complaint.	Complaint filed 1 to 2 weeks	Arraignment 3 to 4 weeks		
District Att. Investigator (DAI) Code Enforcement Division	By Code Enforcement (CE) staff	Investigation of referral: 0 to 5 days	Complaint Filed: 5 to 30 days	Prelim. Injunc. Hearing approx. 20 days	Sum. Judgment Motion 6 to 9 months	Trial for Perm. Injunction 12 to 15 months		
District Attorney (DA)	Referral Received							
County Counsel (CC)	Referral Received							

\* Time extensions may be requested and granted.  
 \*\* The final notice may be appealed. The appeal is heard within 45 days of the appeal.  
 \*\*\* Time line will be adjusted as necessary for emergency cases.  
 It should be noted each department's protocol and timeline follow their individual code requirements. The above synopsis is for comparison purposes only.

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### NUISANCE ABATEMENT TEAM PROTOCOL

#### MISSION

The Nuisance Abatement Team (NAT) is a multiagency taskforce assembled to abate the more difficult Code violations and public nuisance conditions found on private property.

#### TEAM MEMBERS

The following County Departments are the primary NAT members:

- Public Works, Building and Safety Division (DPW-BSD)
- Regional Planning, Zoning Enforcement (DRP)
- Law Enforcement:
  - District Attorney Investigators (DAI)
  - Sheriff Department (SD)
- Public Health (PH - Environmental Health Division)
  - Other County and State agencies as needed [i.e., Animal Care and Control (ACC); Fire; Children and Family Services; Treasure and Tax Collector (TTC); Public Works, Environmental Programs Division (DPW-EPD); Community and Senior Services, Adult Protective Services (CSS-APS); District Attorney (DA); County Counsel (CC); State, Fish and Game, etc.]

#### AGENCY INSPECTION RESPONSIBILITIES

##### DPW-BSD (NAT coordinator):

1. Determine if a referral meets the inspection criteria for NAT and provide a finding to the referring agency.
2. Research, prepare, and distribute the inspection agenda.
3. Provide DRP with copies of County Assessor's field notes, preliminary ownership and permit information.
4. Coordinate participation of appropriate agencies based on the scope of the violation(s).
5. Chair pre-NAT meeting and review NAT Protocol.
6. Facilitate discussions at pre-NAT meetings to incorporate any late updates and safety concerns to be discussed at meetings.
7. Review nature of complaint(s) to ensure the integrity of enforcement procedure in case future criminal prosecution is required.
8. At the site, verify with Law Enforcement that owner/occupant granted the team permission to enter the property and take photographs.
9. Upon entry to the site, provide owner/occupant with an overview of complaint, violation(s) and team inspection procedures.
10. Obtain owner/occupant ID information from Law Enforcement and distribute to team members as needed.
11. Determine building code violations.

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12. Provide timeframe of when cases will be scheduled for investigation.
13. After investigation make agency referrals when necessary.
14. Facilitate "debrief meetings" after NAT to exchange information and review that day(s) inspections for possible improvements of future NATs.

### DRP-Zoning Enforcement:

1. Research and interpret Planning entitlements [i.e., Conditional Use Permit (CUP), Plot Plan, Certificate of Compliance, and Community Standards Districts].
2. Provide the Team with aerial photographs of inspection sites.
3. Determine Zoning Code violations.

### DA Investigators:

1. All NAT site visits should be performed with DAI or LASD in attendance.
2. The DA Investigators are the lead Law Enforcement with LASD providing as needed assistance.
3. Review all sites for possible criminal investigations that may affect the Team.
4. Assess and establish exit strategy and rally point for each site.
5. Make initial contact with occupants via "Door Knock" to obtain access for the Team.
6. Obtain owner permission to enter and take photographs.
7. Determine if site is safe for Code Enforcement investigation to proceed.
8. Invite Team onto property and introduce NAT Coordinator who will provide details of the NAT process.
9. Obtain ID information and provide to NAT Coordinator for distribution to Team as needed.
10. Monitor security of Team.

### LASD:

1. When acting as the lead Law Enforcement agency performs all of the above duties noted under DAIs #'s 1 - 10.
2. Lead on all law enforcement action outside of the NAT Code Enforcement process.

### ALL AGENCIES:

1. Treat all people contacted with respect.
2. During investigations avoid cell phones for private conversations and inappropriate laughing or conversations.
3. Attend the pre-NAT meeting and post-NAT debriefing.
4. Determine code violations pertaining to each agency's jurisdiction.
5. Discuss property violations with the owner/occupant in a detailed manner.
6. Immediately inform Team of violations that could affect another agency's requirements.

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7. Leave notices on site unless further research is required to verify existence of code violations.
8. Provide a copy of notice(s) or a summary of violations to the NAT Coordinator.
9. Notify Law Enforcement when leaving the NAT or inspecting areas not visible to Law Enforcement.
10. Notify Team when case is closed.
11. Prepare and forward the required case information to the DA for conferences or criminal prosecution and/or to CC for civil prosecution.

### SAFETY

The most important factor in each NAT investigation is the safety of the staff and the public. Since the majority of NAT investigations are done with the consent of the property owner it is imperative that the Team is courteous and respectful of each person and their property rights.

The following issues related to safety will be followed at each site and will be discussed in each pre-NAT meeting:

- Known safety concerns for each site to be investigated, (ex. criminal activity, dogs, and environmental hazards).
- Law Enforcement will make contact and get consent to enter.
- The rally point.
- Team stays together during inspection. Do not wander off or stay in the vehicles unless approved by the lead Law Enforcement.
- When not actively involved with an investigation, maintain vigilance for the safety of the public, Team, and yourself.
- Report to lead Law Enforcement when joining or leaving a NAT or an inspection site.
- Code Enforcement staff does not approach site until cleared by Law Enforcement.
- Unless prior arrangements have been made with the NAT Coordinator, all participants must be present for the pre-NAT meeting.
- Upon completion of investigation Team should exit site together and account for all staff.
- Obey all vehicle safety laws.

### COMPLAINT SOURCE

Complaints are referred to the NAT by the Los Angeles County Board of Supervisors, participating Departments, other governmental agencies or the public. On occasions cases may be proactively found during an active investigation in an area. All complaints should be transmitted to the NAT Coordinator in writing and can be e-mailed, faxed or mailed.

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### COMPLAINT CRITERIA

Private Property complaints are referred to NAT for any of the following reasons:

- Severe or multiple agency code violations; or
- Potentially unsafe inspection conditions.

NAT will not be the initial responder for issues which are exclusively Law Enforcement. LASD will take the lead in handling known or reported unlawful activity on a property before any NAT investigations take place. However, after all Law Enforcement issues have been addressed, the property should be referred to the NAT Coordinator for investigation of any Code violations observed during the Law Enforcement investigation. On occasion and depending upon prior agreement, with the necessary departments, NAT inspections may be conducted immediately after tactical Law Enforcement issues have been addressed.

### INSPECTION AGENDA

Potential locations must be forwarded to the NAT Coordinator at least five (5) working days in advance of the scheduled NAT inspection day. Late additions to a NAT agenda cannot be accommodated without a full search of the permit/County Assessor's records. Emergency or critical cases will be handled case-by-case.

**[Any addition to the agenda may require a deletion of other items.]**

### SITE VISIT

"Right of Entry" issues will be reviewed before proceeding onto any property. If entry is denied, an inspection Warrant may be obtained.

### HIGH PRIORITY NAT CASES

In cases where the Code violations are deemed to be "High Priority" and efforts to gain voluntary compliance has been unsuccessful, the DAIs will facilitate the referral to the DA for criminal filing or CC for civil action. In the role as facilitator, DAI's will lead investigation activities and coordinate case filing preparation.

### ROUTINE NAT CASES

The Code Enforcement agencies will meet quarterly with the DA to discuss the status of referred cases.

CC will call "as needed" meetings to discuss the status of referrals for civil action or receiverships.

**Any variation from the above protocol must be reviewed and approved in advance.**

# **ATTACHMENT II**

WEST RANCHO DOMINGUEZ-VICTORIA CSD: HORSE STABLE DEVELOPMENT STANDARDS AND NEW POLICY RECOMMENDATIONS

Issue	Responsible Agency: Summary of Existing Code Language and Standards	New Policy Recommendations
<p><b>1. ACC (Title 10):</b> ACC's code for animal shelters reads as follows: 10.40.010 Animal care - Requirements for owners and animal establishments. Every person, within the county of Los Angeles, who owns any animal or who owns, conducts, manages or operates any animal facility for which a license is required by this Division 1, shall comply with each of the following conditions:</p> <ul style="list-style-type: none"> <li>Housing facilities for animals shall be structurally sound and shall be maintained in good repair, to protect the animals from injury, to contain the animals, and to restrict the entrance of other animals.</li> <li>Proper shelter and protection from the weather shall be provided at all times.</li> <li>Stalls/barns should be maintained in a dry and sanitary condition and mucked daily. (10.40.010 C.)</li> <li>Title 10 Section J. Every building or enclosure where animals are maintained shall be constructed of material easily cleaned and shall be kept in a sanitary condition and in good repair. The building shall be properly ventilated to prevent drafts and to remove odors. Heating and cooling shall be provided as required, according to the physical need of the animals, with sufficient light to allow observation of animals and sanitation. An animal facility housing animals must be equipped with working smoke alarms and have means of fire suppression, such as a sprinkler system in each room where animals are kept, or functioning fire extinguishers.</li> </ul> <p><b>2. B &amp; S (Title 26-31):</b> Stables classified as Group U occupancies. Appendix C titled Group U-Agricultural Buildings is a chapter in building code (allowable height, area, mixed occupancies, and exits). Updated every three years.</p> <p><b>3. Health (11.16.090):</b> It is unlawful to keep or maintain a premise with animals in a foul or unsanitary condition</p>	<p><b>1. ACC and DRP Stalls/Corrals/Pens (ACC):</b></p> <ul style="list-style-type: none"> <li>All animal enclosures, including, but not limited to stalls, rooms, cages, and pens, shall be of sufficient size to provide adequate and proper accommodations for the animals kept therein.</li> <li>Stall Size: Minimum size of each horse stall shall be 12' x 12'. Required on site plan.</li> <li>Walking Path: Each stall shall be accessible to an access area, at least 12' wide and 12' tall (if applicable). Required on site plan.</li> <li>Stall Coverage: Each stall should be a minimum of 12' high. The minimum size for single horse shelters should be at least equal to that of a box stall (12x12). Required on site plan.</li> <li>Building Materials: All horse shelters shall be constructed in a workmanlike manner and shall consist of fire-resistant materials typically utilized in the construction of animal containment facilities. Required on site plan.</li> </ul> <p><b>2. B &amp; S:</b> Existing standards and code language will remain intact.</p> <p><b>3. Health:</b> Existing standards and code language will remain intact.</p>	<p><b>Horse Shelter Standards</b></p> <p>1.</p>

## ATTACHMENT II

### WEST RANCHO DOMINGUEZ-VICTORIA CSD: HORSE STABLE DEVELOPMENT STANDARDS AND NEW POLICY RECOMMENDATIONS

Issue	Responsible Agency: Summary of Existing Code Language and Standards	New Policy Recommendations
	<p><b>1. ACC:</b> None</p>	<p><b>1. ACC and DRP</b></p> <ul style="list-style-type: none"> <li>• Feed Storage Area Required: Feed storage area with a clear path to and from feed area maintained. Required on site plan.</li> <li>• Manure Management Area Required: Manure bins must be stored away from horses and feed storage area. Required on site plan.</li> <li>• Tack Storage Area Required: Based on number of horses. Required on site plan.</li> <li>• Water Storage Area Required: Or proof that water is delivered to each individual stall. Required on site plan (if applicable)</li> </ul>
<p><b>2. Horse Stable Development Standards</b></p>	<p><b>2. DRP (Title 22):</b> West Rancho-Dominguez-Victoria CSD</p> <ul style="list-style-type: none"> <li>• 10' landscaped setback from front property line.</li> <li>• All activities conducted outside an enclosed structure and within 500 feet of a residential zone shall require a CUP.</li> <li>• M-1 Zones: The minimum lot size shall be 10,000 square feet with a minimum lot width of 75 feet.</li> <li>• M-2 Zones: The minimum lot size shall be 20,000 square feet with a minimum lot width of 100 feet.</li> </ul> <p><b>3. Health:</b></p> <ul style="list-style-type: none"> <li>• 35 ft. setback from restaurant or a residential use, and 100 ft. setback from school, hospital or other similar institution (Per Section 11.16.090)</li> <li>• Unlawful to keep any animal where domestic water supply could be contaminated, and 50 ft. setback from well, stream, channel, etc. (Per Section 11.38.600)</li> <li>• Requires a business to provide adequate (plumbed) and conveniently located toilet facilities and lavatories. (Per Section 11.38.570)</li> </ul>	<p><b>2. DRP:</b></p> <p>Parking: Three (3) pull through parking spaces (9' x 44') and three (3) regular parking spaces for each 12 horses. Required on site plan.</p> <p><b>3. Health:</b></p> <ul style="list-style-type: none"> <li>• Feed Storage Area: Feed storage area size will be based on the number of horses and the weekly amount of hay needed for feeding.</li> <li>• Manure Management Area: Waste management plan will be required. Receptacle capacity and storage space requirements based on number of horses and average waste generated.</li> </ul>



WEST RANCHO DOMINGUEZ-VICTORIA CSD: HORSE STABLE DEVELOPMENT STANDARDS AND NEW POLICY RECOMMENDATIONS

Responsible Agency: Summary of  
Existing Code Language and  
Standards

New Policy Recommendations

<b>General Horse Care Standards</b>	<b>ACC:</b> ACC's code for general care is as follows: All animals shall be supplied with sufficient good and wholesome food and potable water that is free from debris and is readily accessible and available as often as the feeding habits of the respective animals require (LA County Code Title 10 Section B). <ul style="list-style-type: none"><li>LACO Code Title 10 Section F. Animals shall not be neglected, teased, abused, mistreated, annoyed, tormented or in any manner made to suffer by any person or means.</li></ul>	<b>ACC:</b> Recommendations based on <i>UC Davis Minimum Standards of Horse Care in the State of CA</i> or as cited.				
		<u>Water:</u> Horses must have access to a clean source of water at least twice per day, but preferable continuously.				
		Minimum Daily Water Requirements for Horses by body weight	Resting/Normal Environmental Temperature (41-77 F)	Heavy Workload (double to triple resting requirements)	Gestation/Lactation (add minimum of 30% to resting requirements)	High Heat and Humidity (double to triple resting requirements)
		500-lb horse	3 gallons per day	6-9 gallons per day	4 gallons per day	6 to 9 gallons per day
		1,000-lb horse	6 gallons per day	12 to 18 gallons per day	8 gallons per day	12 to 18 gallons per day
		1,500-lb horse	9 gallons per day	18 to 27 gallons per day	12 gallons per day	18 to 27 gallons per day
		2,000-lb horse	12 gallons per day	24 to 36 gallons per day	16 gallons per day	24 to 36 gallons per day
		<u>Feeding:</u> Horses confined without available pasture to graze must be fed at least once, but preferably twice, daily at a minimum. Horses on pasture may need to be supplemented with other feeds at least once daily if the pasture grass is insufficient to maintain body weight and health. California Health and Safety Code 25988; FASS Standards, 3 <sup>rd</sup> ED., January 2010, p.21				

3.

## ATTACHMENT II

### WEST RANCHO DOMINGUEZ-VICTORIA CSD: HORSE STABLE DEVELOPMENT STANDARDS AND NEW POLICY RECOMMENDATIONS

Issue	Responsible Agency: Summary of Existing Code Language and Standards	New Policy Recommendations
<p><b>General Horse Care Standards, cont.</b></p> <p>3.</p>	<ul style="list-style-type: none"> <li>LACO Code Title 10 Section I. Every animal facility shall isolate sick animals so as not to endanger the health of other animals.</li> <li>LACO Code Title 10 Section P. Animals which are natural enemies, temperamentally unsuited, or otherwise incompatible, shall not be quartered together, or so near each other as to cause injury, fear or torment. If two or more animals are so trained that they can be placed together and do not attack each other or perform or attempt any hostile act to the others, such animals shall be deemed not to be natural enemies.</li> <li>LACO Code Title 10 Section Q. Any tack, equipment, device, substance or material that is, or could be, injurious or cause unnecessary cruelty to any animal shall not be used.</li> <li>LACO Code Title 10 Section C. Animals shall be groomed and kept in a manner which is not injurious to their health. All animal buildings or enclosures shall be maintained in a clean and sanitary condition to control odors and to prevent the spread of disease.</li> <li>LACO Code Title 10 Section R. Working animals shall be given adequate rest periods. Confined or restrained animals shall be given exercise appropriate for the individual animal under particular conditions.</li> </ul>	<p><u>Food Storage:</u> Grains and supplements should be stored in barrels/containers with lids. Hay should be stored off the ground and covered when raining to prevent mold. Good quality hay, whether green (alfalfa) or grass hay, should be clean, sweet smelling and dust and mold free.</p> <p><u>Veterinary/Health Care:</u> Horses exhibiting signs of pain, suffering or failure to thrive from any medical condition or injury must receive veterinary care within an appropriate time period. (California Health and Safety Code 25988; Penal Code 597; FASS, 3<sup>rd</sup> Ed., January 2010, pp. 9-10)</p> <ul style="list-style-type: none"> <li>Euthanasia must be performed by a veterinarian or trained law enforcement officer if the horse is too severely injured to move, if it is suffering without probability to be rehabilitated, or if it is necessary to protect the health and safety of the horse or people in the near vicinity.</li> <li>Proper vaccinations and regular dental care required.</li> </ul>

## ATTACHMENT II

### WEST RANCHO DOMINGUEZ-VICTORIA CSD: HORSE STABLE DEVELOPMENT STANDARDS AND NEW POLICY RECOMMENDATIONS

Issue	Responsible Agency: Summary of Existing Code Language and Standards	New Policy Recommendations
<p>3. <b>General Horse Care Standards, cont.</b></p>	<ul style="list-style-type: none"> <li>LACO Code Title 10 Section S. An animal which is overheated, weakened, exhausted, sick, injured, diseased, lame or otherwise unfit shall not be worked, used or rented.</li> <li>LACO Code Title 10 Section T. Any animal which the department has suspended from use may not be worked or used until released by the department.</li> <li>LACO Code Title 10 Section U. Animals bearing evidence of malnutrition, ill health, unhealed injury or having been kept in an unsanitary condition shall not be displayed.</li> <li>LACO Code Title 10 Section V. Any animal whose appearance is or may be offensive or contrary to public decency shall not be displayed.</li> </ul>	<p><u>Hoof Care:</u> Proper hoof care should occur on a regular basis to maintain functional condition. Hoof trimming should occur every 6 to 8 weeks or more often as required (California Health and Safety Code 25988; FASS Standards, 3<sup>rd</sup> Ed., January 2010, p. 97).</p> <p><u>Grooming:</u> Horses should be groomed periodically to remove hair shedding from the coat and thus avoid hair matting, which can be painful.</p>
<p>4. <b>Horse Stable Recreation Standards</b></p>	<p>No existing County standards or code language.</p>	<p><b>ACC and DRP:</b> Horses confined in stalls with minimal space should receive at least 30 minutes of free time (turnout) or 15 minutes of controlled exercise per day (e.g., hand walking, lunging, riding, hot walker, treadmill, Eurociser) unless directed otherwise by a veterinarian. *On-site recreation requirements may be waived or eased if adjacent to equestrian facilities or amenities.</p> <ul style="list-style-type: none"> <li>Minimum of one (1) 60' x 100' riding arena for each 50 horses. Required on site plan.</li> <li>Minimum of one (1) 50' diameter riding ring for each 25 horses. Required on site plan.</li> </ul>

## ATTACHMENT II

### WEST RANCHO DOMINGUEZ-VICTORIA CSD: HORSE STABLE DEVELOPMENT STANDARDS AND NEW POLICY RECOMMENDATIONS

Issue	Responsible Agency: Summary of Existing Code Language and Standards	New Policy Recommendations
<p>5. <b>Horse Stable License</b></p>	<p><b>Treasurer and Tax Collector Office (TTC):</b></p> <ol style="list-style-type: none"> <li>1. The applicant comes to TTC for a Business License.</li> <li>2. The applicant is given a written referral for the Department of Regional Planning's (DRP) approval.</li> <li>3. Once the approval is obtained from DRP the applicant returns to TTC and completes an application and pays the Business License fees.</li> <li>4. TTC sends electronic referrals to Animal Control, Fire Department, and Public Health.</li> <li>5. TTC issues the Business License once all referrals have been approved by these departments.</li> </ol>	<p>No changes proposed</p>
<p>6. <b>Animal Keeping License</b></p>	<p><b>Health:</b> Per Section 8.04.030 – 050, Title 11, an animal keeping license is required for over 10 livestock (horses are considered livestock). Category III allows up to 100 or more livestock.</p>	<p>Existing code language for the animal keeping license is under review and is being proposed for significant edits. Health will have to advise as proposed changes evolve and to what extent it would impact horse stable businesses.</p>
<p>7. <b>Manure Management</b></p>	<p><b>Health:</b> Per Section 11.16.010-030, Title 11, any owner, agent or manager of a premise must keep premise in sanitary condition and free of rubbish and any other form of waste.</p> <ul style="list-style-type: none"> <li>• Requires water tight receptacles</li> <li>• Waste cannot sit for more than 7 days</li> </ul>	<p><b>Health:</b> Waste management plan will be required. Receptacle capacity and storage space requirements based on number of horses and average waste generated.</p>

## ATTACHMENT II

### WEST RANCHO DOMINGUEZ-VICTORIA CSD: HORSE STABLE DEVELOPMENT STANDARDS AND NEW/POLICY RECOMMENDATIONS

Issue	Responsible Agency: Summary of Existing Code Language and Standards	New Policy Recommendations
<p>8. <b>Vector Control (Fly and Pest Management)</b></p>	<p><b>1. Health:</b> Per Section 11.30.010-.080, any owner, agent or manager must keep premise in sanitary condition and free of rubbish and any other form of waste.</p> <ul style="list-style-type: none"> <li>Section 11.16.050: No person shall permit the contents of any sewage effluent, excrement, urine, slop water, butcher offal, market refuse, garbage, rubbish, cans, dead animals, dead fowl, or any other putrid or offensive animal or vegetable matter, to remain or to be deposited or discharged upon the surface of the ground on any premises, lot, or in any building, basement, or in any public street, or into, or in a manner that might contaminate, any standing water, stream, hole, excavation or public place</li> </ul> <p><b>2. ACC:</b> County Code Title 10, Section C. Animals shall be groomed and kept in a manner which is not injurious to their health. All animal buildings or enclosures shall be maintained in a clean and sanitary condition to control odors and to prevent the spread of disease.</p>	<p><b>1. Health:</b> Existing standards and code language will remain intact.</p> <p><b>2. ACC:</b> See No. 3: General Horse Care Standards</p>
<p>9. <b>Water and Waste Runoff</b></p>	<p><b>1. Health:</b> Per Section 11.38.600, it is unlawful for any person to locate or maintain any animal or fowl in such manner or location whereby any portion of a domestic water supply system may become contaminated or polluted, or for any animal or fowl to be kept within 50 feet from any stream, water channel, spring, well, pond, lake, reservoir, infiltration gallery or underground water from which water may be drawn for domestic consumption.</p> <p><b>2. DPW:</b> Stormwater, drainage, flood zone, and LID issues are addressed during plan check and inspected during construction. (Title 26 and 12)</p>	<p><b>1. Health:</b> Existing standards and code language will remain intact.</p> <p><b>2. DPW:</b> Existing standards and code language will remain intact. Drainage required to be shown on site plan.</p>

## ATTACHMENT II

### WEST RANCHO DOMINGUEZ-VICTORIA CSD: HORSE STABLE DEVELOPMENT STANDARDS AND NEW POLICY RECOMMENDATIONS

Issue	Responsible Agency: Summary of Existing Code Language and Standards	New Policy Recommendations
<p>10. Electrical and Sprinkler Standards</p>	<p><b>1. ACC:</b> County Code Title 10, Section J. Every building or enclosure where animals are maintained shall be constructed of material easily cleaned and shall be kept in a sanitary condition and in good repair. The building shall be properly ventilated to prevent drafts and to remove odors. Heating and cooling shall be provided as required, according to the physical need of the animals, with sufficient light to allow observation of animals and sanitation.</p> <p><b>2. B &amp; S:</b> Any electrical work will require a permit and will be inspected during construction. (Title 27)</p> <p><b>3. Fire:</b> Sprinkler Standards for enclosed structures can be found in the NFPA 13 or Chapter 9 of the LA County Fire Code.</p>	<p><b>1. ACC</b></p> <ul style="list-style-type: none"> <li>A facility housing animals must be equipped with working smoke alarms and have means of fire suppression, such as a sprinkler system in each room where animals are kept, or functioning fire extinguishers.</li> </ul> <p><b>2. B &amp; S:</b> Existing standards and code language will remain intact.</p> <p><b>3. Fire:</b> Existing standards and code language will remain intact.</p>
<p>11. Emergency Evacuation Plan</p>	<p>No existing County standards or code language.</p>	<p><b>ACC:</b> Proposing that an evacuation plan be required for horse stables in Title 10.</p>
<p>12. Misc.</p>	<p>Any proposed stable development and construction would be reviewed on a case by case basis for determining specific building code requirements.</p>	<p>Existing requirement will remain intact.</p>